

SCOTTSDALE FASHION SQUARE

SUMMARY ALLOCATION

2016 REAL PROPERTY TAXES (ACTUAL)

COMMON AREA TAXES - EXTERIOR

Schedule A	Parking Garage - South	\$ 270,052.88
Schedule B	Camelview Office Tower - CAM	6,996.61
Schedule C	Parking Garage - North West	167,461.50
Schedule C	Vacant Land	29,240.96
Schedule D	Parking Garage - West	55,084.69
Schedule D	Parking Garage - North	308,302.63
Schedule D	Parking Garage - Center	160,587.42
Schedule D	Surface Parking Lots	86,166.74
Schedule D	Parking Garage	185,166.07
Schedule F	Vacant Land	77,034.32
		<u>\$ 1,346,093.81</u>

ENCLOSED MALL TAXES - INTERIOR

Schedule D	Enclosed Mall	\$ 263,385.45
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BUILDING TAXES

Schedule A	Nordstrom Building	398,945.42
Schedule A	Arcadia Water Company	8,038.19
Schedule C	Nieman Marcus	132,417.36
Schedule D	Macy's	197,554.72
Schedule D	Retail Shop Buildings	782,394.63
Schedule D	Retail Shops West & Bridge	156,972.59
Schedule E	Harkins Theater/Dick's	59,450.00
Schedule D	Retail Shop Buildings	110,200.18
Schedule D	Retail Buildings	270,042.17
Schedule F	Desert Stages	17,810.65
		<u>\$ 2,133,825.90</u>

Personal Property Taxes:	14,906.56
Business License Tax:	105.45
Consulting Fee's:	71,249.59

Total Taxes \$ 3,829,566.76

SCOTTSDALE FASHION SQUARE - NORDSTROM & PARKING GARAGE

2016 REAL PROPERTY TAXES (ACTUAL)

Acres	Sq Ft.	Ltd Value	Full Cash Value	18.0% Ltd Assessed	18.0% FCV Assessed	Rate Per 100 Ltd Rate \$0.065032	Rate Per 100 FCV Rate \$0.025940	Total
173-42-059L								
2.3550								
Nordstrom Land	102,584	\$ 1,817,651	\$ 1,842,900	\$ 327,177	\$ 327,177	\$ 21,276.99	\$ 8,486.98	\$ 29,763.97
Nordstrom Imps.		22,545,490	22,858,665	4,058,188	4,058,188	263,912.07	105,269.38	369,181.45
2.3550	102,584	\$ 24,363,141	\$ 24,701,565	\$ 4,385,365	\$ 4,385,365	\$ 285,189.06	\$ 113,756.36	\$ 398,945.42

Acres	Sq Ft.	Ltd Value	Full Cash Value	18.0% Ltd Assessed	18.0% FCV Assessed	Ltd Rate 0.065032	FCV Rate 0.02594	Total
173-42-059K								
3.9977								
Parking Garage Land	174,140	\$ 4,042,368	\$ 4,452,543	\$ 727,626	\$ 727,626	\$ 47,318.99	\$ 18,874.63	\$ 66,193.62
Parking Garage Imps.		12,449,449	13,712,680	2,240,901	2,240,901	145,730.27	58,128.99	203,859.26
		16,491,817	18,165,223	2,968,527	2,968,527	193,049.26	77,003.61	270,052.88
0.3363								
Arcadia Water Land	14,649	340,052	374,557	61,209	61,209	3,980.57	1,587.77	5,568.34
Arcadia Water Imps.		150,830	166,135	27,149	27,149	1,765.58	704.26	2,469.84
4.3340	188,789	\$ 16,982,700	\$ 18,705,915	\$ 3,056,886	\$ 3,056,886	\$ 198,795.42	\$ 79,295.64	\$ 278,091.06

2

0020160002717342059111000005213310027809106300139045534000000000000000000000000

SCOTTSDALE FASHION SQUARE - CAMELVIEW OFFICE TOWER

2016 REAL PROPERTY TAXES (ACTUAL)

OFFICE TOWER PARCEL

Acres		Sq Ft.		Ltd Value	Full Cash Value	18.0% Ltd Assessed	18.0% FCV Assessed	Ltd Rate 0.065032	FCV Rate 0.02594	Total
1.3970	173-36-105	60,853	Land Imps		960,700 10,000,844					
<u>1.3970</u>		<u>60,853</u>		<u>8,073,748</u>	<u>10,961,544</u>	<u>1,453,275</u>	<u>1,453,275</u>	<u>\$ 94,509.38</u>	<u>\$ 37,697.94</u>	<u>\$ 132,207.32</u>

ALLOCATIONS:

0.5534	Office Tower	24,108	Land Imps		380,598 10,000,844					
		<u>24,108</u>		<u>7,646,473</u>	<u>10,381,442</u>	<u>\$ 1,376,365</u>	<u>\$ 1,376,365</u>	<u>\$ 89,507.80</u>	<u>\$ 35,702.91</u>	<u>\$ 125,210.71</u>
0.8436	Common Area	36,745	Land	427,275	580,102	76,910	76,910	5,001.58	1,995.03	6,996.61
<u>1.3970</u>		<u>60,853</u>		<u>\$ 8,073,748</u>	<u>\$ 10,961,544</u>	<u>\$ 1,453,275</u>	<u>\$ 1,453,275</u>	<u>\$ 94,509.38</u>	<u>\$ 37,697.94</u>	<u>\$ 132,207.32</u>

Abstract

SCOTTSDALE FASHION SQUARE

2016 REAL PROPERTY TAXES (ACTUAL)

VACANT LAND - COMMON AREA

173-36-004E

<u>Acres</u>	<u>Sq Ft.</u>	<u>Ltd Value</u>	<u>Full Cash Value</u>	<u>16.8% Ltd Assessed</u>	<u>16.8% FCV Assessed</u>	<u>Ltd Rate 0.065032</u>	<u>FCV Rate 0.02594</u>	<u>Total</u>
1.8140	79,018	\$ 1,913,264	\$ 2,464,823	\$ 321,428	\$ 321,428	\$ 20,903.11	\$ 8,337.85	\$ 29,240.96

NORTHWEST PARKING GARAGE

173-36-004G

<u>Sq Ft.</u>	<u>Ltd Value</u>	<u>Full Cash Value</u>	<u>18.0% Ltd Assessed</u>	<u>18.0% FCV Assessed</u>	<u>Ltd Rate 0.065032</u>	<u>FCV Rate 0.02594</u>	<u>Total</u>
273,552	\$ 10,226,685	\$ 12,674,000	\$ 1,840,803	\$ 1,840,803	\$ 119,711.10	\$ 47,750.40	\$ 167,461.50

NEIMAN MARCUS

173-36-006M

<u>Acres</u>	<u>Sq Ft.</u>	<u>Ltd Value</u>	<u>Full Cash Value</u>	<u>18.0% Ltd Assessed</u>	<u>18.0% FCV Assessed</u>	<u>Ltd Rate 0.065032</u>	<u>FCV Rate 0.02594</u>	<u>Total</u>
2.7380	119,267		\$ 3,049,500 5,261,460					
2.7380	119,267	\$ 8,086,575	\$ 8,310,960	\$ 1,455,584	\$ 1,455,584	\$ 94,659.54	\$ 37,757.83	\$ 132,417.36

10.8300 Total Acres

SCOTTSDALE FASHION SQUA
THOMSON REUTERS
PO BOX 847
CARLSBAD CA 92018-0847

SN 0020160002 RT# 500001075 AN 17336004055000 TC 052133

2016 SECOND HALF STUB

DETACH AND RETURN WITH PAYMENT
MARCH 1, 2017
SEQUENT AFTER MAY 1, 2017

PARCEL/ACCOUNT # 173-36-004E 5

The seal of Maricopa County, Arizona, is a circular emblem. It features a central shield with a sun rising over a river, flanked by a cactus on the left and a sheaf of wheat on the right. The words "MARICOPA" and "COUNTY" are inscribed around the top and bottom of the circle, respectively. The word "ARIZONA" is written across the top of the shield.

PARCEL/ACCOUNT# 173-36-004E

ADDRESS: 7001 E HIGHLAND AV

LEGAL DESCRIPTION SEC/LOT 4 TWN/BLK RNG/TR
POR SW4 NE4 22 DAF BEG NE COR SW4 NE4 SD SEC TH S
CHECK YOUR DEED FOR COMPLETE LEGAL DESCRIPTION.

Property address is provided by the Maricopa County Assessor's Office

Own several properties?

Bulk payments may be your answer. Visit <http://treasurer.maricopa.gov> to learn more about making payments on-line.
Learn how your tax dollars are spent!

More detailed information is available at <http://treasurer.maricopa.gov>. View your tax bill online, and find information about how your property taxes are allocated.

View a map of delinquent parcels
Check your property on our map! The map highlights properties that are behind in their taxes. It will also help you check to see if there are any "orphan" parcels associated with your real estate. Visit <http://treasurer.maricopa.gov>.

*A PREVIOUS PAYMENT OF \$18,146.07 WAS APPLIED TO YOUR CORRECTED TAX STATEMENT AND IS REFLECTED ON THE PAYMENT STUB(S)

PLEASE CHECK WHICH PAYMENT APPLIES

DETACH AND RETURN WITH PAYMENT

PARCEL/ACCOUNT # 173-36-004E 5

First half is due 10/1/16
Interest penalty after 5pm on 11/1/16

PRINT THE ABOVE PARCEL / ACCOUNT NUMBER ON YOUR CHECK

The law allows payment of the full year by December 31, 2016 without an interest penalty on the first half.

AMOUNT PAID	U.S. FUNDS ONLY
\$	

SN 0020160001 RT# 500001075 AN 17336004055000 TC 052133

SCOTTSDALE FASHION SQUARE LLC
THOMSON REUTERS
PO BOX 847
CARLSBAD CA 92018-0847

MAKE CHECK PAYABLE TO:
Maricopa County Treasurer
P.O. Box 52133
Phoenix, AZ 85072-2133

RESO # 07065 PH 0038
CORRECTED TAX STATEMENT

Abstract

0020160002717336004073000105213310016746150600083730756000000000000000000000

00201600027173360061300008052133100132417360000662086810000000000000000000000

SCOTTSDALE FASHION SQUARE

2016 REAL PROPERTY TAXES (ACTUAL)

MALL & OFFICE BUILDING

PARCEL #'s	Sq. Ft.	Ltd Value	Full Cash Value	18.0% Ltd Assessed	18.0% FCV Assessed	Rate 0.065032	Rate 0.02594	Total
173-36-004C Land	56,062	\$ 1,433,400	\$ 1,433,400	\$ 258,012	\$ 258,012	\$ 16,779.04	\$ 6,692.83	\$ 23,471.87
173-37-009-A Land	1,124,833	20,315,484	23,900,569	3,656,787	3,656,787	237,808.18	94,857.06	332,665.23
	1,180,895	21,748,884	25,333,969	3,914,799	3,914,799	254,587.21	101,549.89	356,137.10
173-36-004C Imps		\$ 12,197,385	12,197,385	2,195,529	2,195,529	142,779.68	56,951.99	199,731.67
173-37-009-A Imps		123,358,376	145,127,501	22,204,508	22,204,508	1,444,003.57	575,984.94	2,019,988.51
		135,555,761	157,324,886	24,400,037	24,400,037	1,586,783.25	632,936.93	2,219,720.18
	1,180,895	\$ 157,304,645	\$ 182,658,855	\$ 28,314,836	\$ 28,314,836	\$ 1,841,370.46	\$ 734,486.82	\$ 2,575,857.28
<u>Macy's Building</u>								
Land	54,972	1,012,435	1,179,325					
Improvements		11,052,004	12,826,864					
		12,064,440	14,006,189	\$2,171,599	\$2,171,599	\$141,223.43	\$56,331.28	\$197,554.72
<u>Retail Buildings</u>								
Land	87,761	1,616,320	1,882,754					
Improvements		46,163,622	53,577,115					
		47,779,942	55,459,868	8,600,389	8,600,389	559,300.53	223,094.10	782,394.63
<u>Enclosed Mall (Interior CAM)</u>								
Land	38,709	712,915	830,432	128,325	128,325	8,345.21	3,328.74	11,673.95
Improvements		15,371,732	17,840,304	2,766,912	2,766,912	179,937.81	71,773.69	251,711.50
		16,084,647	18,670,736	2,895,236	2,895,236	188,283.01	75,102.43	263,385.45
<u>Retail Bldg West & Bridge</u>								
Land	111,000	2,044,319	2,381,304					
Improvements		7,541,817	8,752,969					
		9,586,136	11,134,274	1,725,504	1,725,504	112,213.00	44,759.58	156,972.59
<u>Parking Garage West (Exterior CAM)</u>								
Improvements		3,363,959	3,904,183	605,513	605,513	39,377.70	15,707.00	55,084.69
<u>Parking Garage North: (Exterior CAM)</u>								
Land	156,408	2,880,611	3,355,451					
Improvements		15,947,076	18,508,044					
		18,827,687	21,863,495	3,388,984	3,388,984	220,392.39	87,910.24	308,302.63
<u>Parking Garage Center: (Exterior CAM)</u>								
Land	120,661	2,222,248	2,588,564					
Improvements		7,584,641	8,802,671					
		9,806,889	11,391,234	1,765,240	1,765,240	114,797.09	45,790.33	160,587.42
<u>Parking Lot: (Exterior CAM)</u>								
Land	266,613	4,910,289	5,719,700					
Improvements		351,815	408,314					
		5,262,104	6,128,014	947,179	947,179	61,596.92	24,569.81	86,166.74
<u>RETAIL BUILDINGS</u>								
Land	30,000	552,519	643,596					
Improvements		6,177,280	7,169,299					
		6,729,798	7,812,895	1,211,364	1,211,364	\$ 78,777.40	\$ 31,422.77	\$ 110,200.18
<u>RETAIL BUILDINGS</u>								
Land	314,771	5,797,228	6,752,843					
Improvements		10,693,937	12,411,294					
		16,491,165	19,164,137	2,968,410	2,968,410	\$ 193,041.62	\$ 77,000.55	\$ 270,042.17
<u>PARKING GARAGE (CAM)</u>								
Improvements		11,307,879	13,123,830	2,035,418	2,035,418	\$ 132,367.32	\$ 52,798.75	\$ 185,166.07
TOTAL	1,180,895	\$ 157,304,645	\$ 182,658,855	\$ 28,314,836	\$ 28,314,836	\$ 1,841,370.42	\$ 734,486.85	\$ 2,575,857.28

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SCOTTSDALE FASHION SQUARE LLC
11411 N TATUM BLVD
PHOENIX AZ 85028-2305

SN 0020160001 RT# 500001075 AN 17337009010000 TC 052133

FIRST HALF	\$ 1,176,326.87	First half is due 10/1/16
FULL YEAR	\$ 2,352,653.74	Interest penalty after 5pm on 11/1/16

The law allows payment of the full year by December 31, 2016 without an interest penalty on the first half.

AMOUNT PAID \$

U.S. FUNDS ONLY

PRINT THE ABOVE PARCEL ACCOUNT NUMBER ON YOUR CHECK

PRIMARY LIMITED VALUES (PRI)			
TYPE	LIMITED	RATIO	ASSESSED
Land/Building	143,673,860	.180	25,861,295
Personal Property	0	.180	0
Exemption			0
Primary Total	143,673,860	.180	25,861,295
AREA CODE: 481400			
SECONDARY FULL-CASH VALUES (SEC)			
TYPE	FULL CASH	RATIO	ASSESSED
Land/Building	169,028,070		0
Personal Property	0		0
Exemption			0
Secondary Total	169,028,070		0
SPECIAL DISTRICT (VALUE/ACRES/50 FT) = ASSESSED			DIST #
A= ACRES, S= SQUARE FEET, D= DOLLAR ASSESSMENT			



PARCEL/ACCOUNT# 173-37-009A
ADDRESS: 7014 E CAMELBACK RD

LEGAL DESCRIPTION	SEC/LOT 1	TWN/BLK	RNG/TR
SCOTTSDALE FASHION SQUARE MLD MCR 1201-08 LOT 1 CHECK YOUR DEED FOR COMPLETE LEGAL DESCRIPTION.			

Property address is provided by the Maricopa County Assessor's Office

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				RATE/100	2015 AMOUNT	2016 AMOUNT	CHANGE
SCOTTSDALE UNIFIED	PRI	C		2,8566	0.00	738,753.75	+0.0%
SCOTTSDALE UNIFIED BONDS	SEC	D		,6140	0.00	158,788.23	+0.0%
SCOTTSDALE UNIFIED OVERRIDES	SEC	D		3893	0.00	100,678.02	+0.0%
COMMUNITY COLLEGE DIST	PRI	C		1,2376	0.00	320,059.99	+0.0%
COMMUNITY COLLEGE DIST BONDS	SEC	D		,2275	0.00	58,834.56	+0.0%
STATE EQUALIZATION TAX	PRI	A		,5010	0.00	129,565.09	+0.0%
EAST VALLEY INSTITUTE OF TECH	SEC	C		,0500	0.00	12,930.64	+0.0%
TOTALS FOR SCHOOLS/EDUCATION					0.00	1,519,609.68	
CITY OF SCOTTSDALE	PRI	E		,5071	0.00	131,142.63	+0.0%
CITY OF SCOTTSDALE BONDS	SEC	D		,6219	0.00	160,631.43	+0.0%
TOTALS FOR CITY OF SCOTTSDALE					0.00	291,974.06	
GENERAL COUNTY FUND	PRI	B		1,4009	0.00	362,290.88	+0.0%
TOTALS FOR GENERAL COUNTY					0.00	362,290.88	
FLOOD CONTROL OF MARICOPA CTY	SEC	B		,1792	0.00	46,343.44	+0.0%
CENTRAL AZ WATER CONSV DIST	SEC	A		,1400	0.00	36,205.82	+0.0%
FIRE DISTRICT ASSISTANCE TAX	SEC	B		,0112	0.00	2,896.46	+0.0%
LIBRARY DISTRICT	SEC	B		,0556	0.00	14,378.88	+0.0%
MARICOPA SPECIAL HEALTH DIST.	SEC	F		,1955	0.00	50,558.04	+0.0%
MARICOPA SPECIAL HEALTH DIST. BONDS	SEC	D		,1098	0.00	28,395.68	+0.0%
TOTALS FOR SPECIAL DISTRICTS					0.00	178,779.12	
GRAND TOTAL					0.00	2,352,653.74	+0.0%

5/2/18

DETACH AND RETURN WITH PAYMENT

SECOND HALF	\$ 1,176,326.87	DUE MARCH 1, 2017 DELINQUENT AFTER MAY 1, 2017	PARCEL/ACCOUNT # 173-37-009A 0 PRINT THE ABOVE PARCEL / ACCOUNT NUMBER ON YOUR CHECK AMOUNT PAID U.S. FUNDS ONLY
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2016 SECOND HALF STUB

SN 0020160002 RT# 500001075 AN 17337009010000 TC 052133

0020160002717337009010000005213310235265374301176326878000000000000000000000

MAKE CHECK PAYABLE TO:
Maricopa County Treasurer
P.O. Box 52133
Phoenix, AZ 85072-2133

[illegible]

SCOTTSDALE FASHION SQUARE

2016 REAL PROPERTY TAXES (ACTUAL)

HARKINS/DICK'S SPORTING GOOD PARCEL

173-37-009-B

Sq Ft.	Ltd Value	Full Cash Value	18.0% Ltd Assessed	18.0% FCV Assessed	Ltd Rate 0.065032	FCV Rate 0.02594	Total
172,758	\$ 3,630,546	\$ 4,271,230	\$ 653,498	\$ 653,498	\$ 42,498.28	\$ 16,951.72	\$ 59,450.00

SCOTTSDALE FASHION SQUARE

2016 REAL PROPERTY TAXES (ACTUAL)

<u>173-37-010</u>	Sq. Ft.	Ltd Value	Full Cash Value	16.7% Ltd Assessed	16.7% FCV Assessed	Ltd Rate \$0.065032	FCV Rate \$0.025940	Total
Land	313,489	\$5,866,169	\$7,613,400	\$ 979,650	\$ 979,650	\$ 63,708.61	\$ 25,412.15	\$ 89,120.75
Improvements		376,783	489,007	62,923	62,923	4,091.99	1,632.22	5,724.21
	<u>313,489</u>	<u>\$6,242,952</u>	<u>\$8,102,407</u>	<u>\$ 1,042,573</u>	<u>\$ 1,042,573</u>	<u>\$ 67,800.60</u>	<u>\$ 27,044.36</u>	<u>\$ 94,844.96</u>
<u>DESERT STAGES</u>								
Land	42,515	795,563	1,032,520					
Improvements		376,783	489,007					
		<u>1,172,346</u>	<u>1,521,527</u>	<u>195,782</u>	<u>195,782</u>	<u>\$ 12,732.08</u>	<u>\$ 5,078.58</u>	<u>\$ 17,810.65</u>
<u>VACANT LAND</u>								
Land	270,974	5,070,606	6,580,880					
Improvements		-	-					
		<u>5,070,606</u>	<u>6,580,880</u>	<u>846,791</u>	<u>846,791</u>	<u>\$ 55,068.52</u>	<u>\$ 21,965.78</u>	<u>\$ 77,034.32</u>
<u>TOTALS</u>	<u>313,489</u>	<u>\$ 6,242,952</u>	<u>\$ 8,102,407</u>	<u>\$ 1,042,573</u>	<u>\$ 1,042,573</u>	<u>\$ 67,800.60</u>	<u>\$ 27,044.36</u>	<u>\$ 94,844.96</u>

00201600027173370100010005052133100094844969000474224820000000000000000000000

MAKE CHECK PAYABLE TO:

SCOTTSDALE FASHION SQUARE LLC #5103

00000000000000000000000009E8270200002995E0h70007EE72500000E0004bE227687000570200

Amount Paid U.S. FUNDS ONLY

A = ACRES, S = SQUARE FEET, D = DOLLAR ASSESSMENT

LEGAL DESCRIPTION

Own several properties?

Learn how your tax dollars are spent!

[View a map of delinquent parcels](#)

[View a map of delinquent parcels](#)

associated with your real estate. Visit <http://treasurer.maricopa.gov>.

Grand Total	12,348.16	14,035.66	+13.7%
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2015 SECOND HALF PAYMENT STUB

DELINQUENT AFTER MAY 2, 2016

DETACH AND RETURN WITH PAYMENT

Amount Paid

MAKE CHECK PAYABLE TO:

SCOTTSDALE FASHION SQUARE LLC #5103
% RYAN LLC
PO BOX 847
CARLSBAD CA 92018-0847

0020150002091773940003000005213310001403566700007017836000000000000000000000

002016000279177394000300000521331000157774690000788873400000000000000000000000